




NUMBER		NOT REQ'D	NOT DONE	SATISFIED	 Grading & Drainage Custom Lots			
					REVIEW #			
					BY		DATE	
	ITEMS				Location in Standards			

1	Review general checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See web site
2	COG General Notes for G&D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.6.5 , 2.1.4(B.10.c) , 2.1.5(A.1) , 2.1.10 , Ex No 2
3	HOA approval letter (prior to G&D approval)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dated within one year, states Final Grading & Drainage approval, and need new letter if design changes substantially
4	Submit SWPPP & NOI for lots > 1 Acre disturbed (BMP exhibit req'd if < 1 Acre)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5	ROW & P.U.E. shown & dimensioned Side yard P.U.E. (check final plat)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1.8(B.4) , 3.2.1(A) , 4.1.3(B.2) (no walls in P.U.E (wood or chain is ok)
6	Scale 1"=10' or 1"=20' preferred (1=40 min)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1.3(D)
7	Add note: "All Ret Walls shall be submitted to Building Safety for permit & inspection. Ret Wall are for Reference Only."	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.1(C.4) , 3.2.1(D) , 4.1.5(B.2.b)
8	Building Envelope & Building Setbacks shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per approved Final Plat and Site Plan
9	Existing Contours and Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1.5(B.3) , 2.1.8(B.3) , G-3110-1
10	Existing Drainage Ditches, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1.5(B.3) , 2.1.8(B.3) , G-3110-1
11	No walls obstructing Historical flow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
12	Existing 404 wash to be left in natural state, unless 404 permit allows for dirturbance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.3.5(C.1) , 3.3.7(B) , 3.3.7(D.1)
13	Ex & Proposed Sidewalk, Curb & Gutter	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1.5(B.3) , G-3110-1
14	All of project is shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15	Impacts to adjacent properties	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.1.3(B.1) , 3.3.2(A) , 3.3.3(C)
16	Sufficient Adjacent Topo shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1.8(B.3)
17	Outfall elevations shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.3.6(C.5)
18	Finished floor & pad elevations shown FF is 18" over outfall of site, and 1' above HWE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.6.5(D) , 3.2.1(B.3) , G-3570
19	TC Elevations at front lot line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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20	Minimum lot slope is 1%, and per IRC code	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	0.6.5(D) , 3.2.1(C.2)
21	Max two driveways per lot, one per street frontage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	G-3238
22	Driveway slope not to exceed 12%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
23	No on lot retention on lots < one acre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.1(C.3)
24	No common drainage facility that must be maintained by an individual property owner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2.1(C.5) , 3.3.7(A.2)
25	Check if individual sewer lift station is required (if lot is lower than street or if FF is lower than the upstream manhole rim)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26	Water & Sewer services shown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
27	Is upgrade to water service or meter required for size of house proposed or state on plans that ex service and meter are adequate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Or provide a Water Design Report
28	Look at Site Plan in Planning's Custom Lot binder	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
29	Verify 404 wash in US Army Corps of Eng document	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	US Army Corps of Eng document
30	No combined retwall and privacy wall to be > than 7'-6" not > than 6' along a common property line	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
31	6' max retwall, to be terraced with 6' horz offset	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
32	3:1 max slope or 6' max cut or fill face	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
33	Driveway widths at curb no greater than 16' wide	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
34	Check driveway material (uncolored concrete, asphalt, or gravel not allowed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines
35	No grading or improvements within the Natural Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No grading outside building envelope or allowed within BSL plus 5'. For example BLS is 10' then no grading for 15'. Per EMR Custom Home Residential Design Guidelines

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36	Route review to planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
37	Landscape plans submitted	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Per EMR Custom Home Residential Design Guidelines